

(860) 294-3020

**MINUTES OF MEETING HELD
BY STATE TRAFFIC COMMISSION
AUGUST 19, 2008**

Present: Commissioner John A. Danaher
Department of Transportation

Deputy Commissioner John Herman
Department of Motor Vehicles

Deputy Commissioner H. James Boice
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, August 19, 2008.

Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that anyone wishing to speak at today's meeting is to have signed in on the sign-in sheet as you entered the room. She added that any information presented at today's meeting will be retained in the State Traffic Commission (STC) Office in accordance with the Freedom of Information Act.

1. Ms. Cabelus stated that the first order of business is to approve the minutes of the July 15, 2008 meeting of the STC.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted to adopt the minutes of the following meeting:

July 15, 2008

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2. Ms. Cabelus recommended approval of the following regulatory items (with the exception of STC# 050-0802-01, Fairfield, which was removed from the agenda prior to the meeting). These items had no unresolved issues, and the Local Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Berlin - STC# 007-0703-01

That a "No Turn on Red" sign on the WB approach of Rt. 5 and 15 with Woodruff Circle not be installed.

Berlin - STC# 007-0807-01

That "Right Turn Only" signs on the WB approach of Bishops Curve and the EB approach of Berlin Bowl at Rts. 5/15 (Berlin Tpke.) not be installed.

Bridgeport - STC# 015-0805-02

1. Rescind the previously approved parking zone on the east side of Rt. 127 (E. Main St.) starting 25 feet north of the catch basin located at the northeast corner of Rt. 127 at Ogden St., northerly a distance of 35 feet.
2. Approve a "One-Hour Parking" zone on the east side of Rt. 127 (E. Main St.) starting 25 feet north of the catch basin located at the northeast corner of Rt. 127 at Ogden St., northerly a distance of 20 feet.

Canton - STC# 023-0806-01

That an All-Way Stop not be installed at the intersection of Rt. 179 (Bridge St.) at Main St.

Colebrook - STC# 029-0807-01

That no change be made to the passing zones on Rt. 183 (Colebrook Rd.) between mile points 15.598 and 15.972 (in the vicinity of #645 to #657 Colebrook Rd.).

Darien - STC# 035-0711-02

Approve the installation of a traffic control signal with emergency vehicle pre-emption phasing at the intersection of Rt. 136 (Tokeneke Rd.) and Cliff Ave.

Easton - STC# 045-0803-01

Approve the establishment of a "No Parking Any Time" zone on the east side of Rt. 58 (Black Rock Rd.) starting 15 feet south of utility pole No. 1452, northerly a distance of 215 feet.

Fairfield - STC# 050-0802-01 - REMOVED FROM THE AGENDA PRIOR TO THE MEETING.

That a NB advance phase at the intersection of Rt. 58 (Black Rock Tpke.) at Fairfield Woods Rd. and Fairfield Woods Shopping Ctr. not be provided at this time.

Fairfield - STC# 050-0804-02

1. Rescind all previously approved parking zones on the west side of Rt. 1 NB (Post Rd.) from the north curb line of connecting roadway from Rt. 1 SB (Kings Hwy. Cutoff) to the south curb line of Rt. 130 (Post Rd.).
2. Approve a "No Parking Any Time" zone on the west side of Rt. 1 NB (Post Rd.) beginning at the north curb line of connecting roadway from Rt. 1 SB (Kings Hwy. Cutoff) and extending northerly a distance of 470 feet.

Farmington - STC# 051-0805-01

Approve the addition of an exclusive pedestrian phase at the intersection of Rt. 71 (South East Rd.) and the drives to a Shopping Center and McDonald's Restaurant.

Farmington - STC# 051-0808-01

1. Rescind Item No. 2 of Traffic Investigation Report No. 051-8909-01 which established lane-use control at the intersection of Rt. 6 at Waterside Dr. and Colt Park Dr.
2. Approve the following lane-use control at the intersection of Rt. 6 at Waterside Dr. and Colt Park Dr.:

EB Rt. 6: A right-turn lane
A through lane
A left-turn lane

WB Rt. 6: A right-turn lane
A through lane
A left-turn lane

Hampton - STC# 062-0807-02

That no change be made to the 45 mph speed limit for both directions of travel on Rt. 6 from South Brook Rd. to West Old Rt. 6, a distance of 1.08 miles.

Hampton - STC# 062-0807-03

That no change be made to the passing zones on Rt. 6 (Hartford Tpke.) in the vicinity of No. 376 Hartford Tpke. (EASTCONN conference office facility).

Hebron - STC# 066-0807-01

That no change be made to the passing zones on Rt. 85 (Church St.) in the vicinity of the Church of the Holy Family.

Lisbon - STC# 072-0804-01

1. Approve the installation of a traffic control signal at the intersection of Rt. 12 (River Rd.) and The Crossing at Lisbon South drive.
2. Approve the establishment of lane-use control at the intersection of Rt. 12 (River Rd.) and The Crossing at Lisbon South drive as follows:

Rt. 12 NB: A through lane
 A left-turn lane

Rt. 12 SB: A right-turn lane
 A through lane

Lisbon - STC# 072-0804-02

1. Approve a revision to the existing traffic control signal at the intersection of Rt. 12 (River Rd.) and The Lisbon Landing driveway to include The Crossing at Lisbon North driveway.
2. Rescind all previously approved lane-use control at the intersection of Rt. 12 (River Rd.) and The Lisbon Landing driveway.
3. Approve the establishment of lane-use control at the intersection of Rt. 12 (River Rd.), The Lisbon Landing driveway and The Crossing at Lisbon North driveway as follows:

Rt. 12 NB: A right-turn lane
 Two through lanes
 A left-turn lane

Rt. 12 SB: A right-turn lane
 A through lane
 Two left-turn lanes

Mansfield - STC# 077-0807-01

Approve a "School Zone Ahead Fines Doubled" zone for both directions on Rt. 32 (Stafford Rd.) beginning 15 feet south of SNET Pole No. 230 extending northerly to a point 10 feet north of SNET Pole No. 3961, a distance of approximately 1,190 feet.

Middletown - STC# 082-0806-01

Approve the installation of a new private railroad/highway at-grade crossing at the City of Middletown's maintenance access drive on the Laurel Running Track of the Providence and Worcester Railroad Company in accordance with Section 13b-292 of the Connecticut General Statutes.

Montville - STC# 085-0804-02

That a "No Turn on Red" sign be installed on Occum La. at Rt. 32.

Montville - STC# 085-0807-03

Approve the installation of an exclusive pedestrian phase at the intersection of Rt. 32 and Gallivan La.

New Canaan - STC# 089-0807-01

1. Rescind all previously approved parking zones on the west side of Rt. 124 (South Ave.) starting at the south curb line of Farm Rd. and extending in a southerly direction to the north curb line of the entrance to Waveny Park, a distance of 2,700 feet.
2. Rescind all previously approved parking zones on the east side of Rt. 124 (South Ave.) starting at the north curb line of the church driveway (opposite the entrance to Waveny Park) and extending in a northerly direction to the south curb line of Farm Rd., a distance of 2,700 feet.
3. Approve a "No Parking Any Time" zone on the west side of Rt. 124 (South Ave.) starting at the south curb line of Farm Rd. and extending in a southerly direction to the north curb line of the entrance drive to Waveny Park, a distance of 2,700 feet.
4. Approve a "No Parking Any Time" zone on the east side of Rt. 124 (South Ave.) starting at the north curb line of the church driveway (opposite the entrance drive to Waveny Park) and extending in a northerly direction to the south curb line of Farm Rd., a distance of 1,215 feet.

New London - STC# 094-0807-01

1. Rescind all previously approved parking regulations on the west side of SR 641 (Huntington St.) between Broad St. and Jay St. (SR 641).
2. Approve a "No Parking-Police Only-8:30 am to 5:00 pm-except Sat-Sun & Holidays" zone on the west side of SR 641 (Huntington St.) from a point 15 feet north of HELT Pole #211 and extending southerly 95 feet.
3. Approve a "No Parking Any Time" zone on the west side of SR 641 (Huntington St.) beginning at a point 80 feet south of HELT Pole #211 and extending southerly 108 feet.
4. Approve a "2 Hour Parking-Except Sunday" zone on the west side of SR 641 (Huntington St.) beginning at a point 75 feet north of HELT Pole #518 and extending southerly a distance of 45 feet.
5. Approve a "Handicap Parking" zone on the west side of SR 641 (Huntington St.) beginning at a point 30 feet north of HELT Pole #518 and extending southerly a distance of 25 feet.
6. Approve a "2 Hour Parking Except Sunday" zone on the west side of SR 641 (Huntington St.) beginning at a point 5 feet north of HELT Pole #518 and extending southerly a distance of 95 feet.

Newtown - STC# 096-0801-01

That a "No Turn on Red" sign be installed on the NB Rt. 25 approach to SR 860 (Mile Hill Rd.).

North Canaan - STC# 099-0805-01

That a "No Thru Trucks" prohibition be established on Boinay Hill Rd. from Rt. 126 to Sand Rd., a town road, a distance of approximately 0.5 miles.

Oxford - STC# 107-0801-02

That a traffic control signal not be installed at the intersection of Rt. 67 (Oxford Rd.) at Rt. 42 (Chestnut Tree Hill Rd.) at this time.

Oxford - STC# 107-0804-01

Approve the installation of a traffic control signal at the intersection of Rt. 67 (Oxford Rd.) and Riggs St.

Plymouth - STC# 110-0805-01

That a "No Thru Trucks" prohibition on Seymour Rd. from its intersection with Rt. 6 (Main St.) to its intersection with Harwinton Ave., a distance of approximately 0.67 miles, not be approved at this time.

Preston - STC# 113-0807-01

Approve the establishment of lane-use control at the intersection of Rt. 2 (Norwich Westerly Rd.) and the drive to the town hall upon completion of the widening of Rt. 2 as follows:

Rt. 2 EB: A through lane
A left-turn lane

Preston - STC# 113-0807-02

Approve the establishment of lane-use control at the intersection of Rt. 2 (Norwich Westerly Rd.) and Shewville Rd. upon completion of the widening of Rt. 2 as follows:

Rt. 2 WB: A through lane
A left-turn lane

Somers - STC# 129-0804-01

1. Approve the installation of a traffic control signal at the intersection of Rt. 83 (South Rd.) at Somers Crossing driveway.
2. Approve the following lane-use control at the intersection of Rt. 83 (South Rd.) at Somers Crossing driveway:

Somers - STC# 129-0804-01 - Contd.

NB Rt. 83: A combination right-turn/through/left-turn lane

SB Rt. 83: A through lane
A left-turn lane

Somers - STC# 129-0807-01

Rescind all previously approved lane-use control at the intersection of Rt. 190 and Rt. 83 and approve the following lane-use control:

NB Rt. 83: A combination right-turn/through/left-turn lane

SB Rt. 83: A combination right-turn/through/left-turn lane

WB Rt. 190: A right-turn lane
A through lane
A left-turn lane

EB Rt. 190: A right-turn lane
A combination left-turn/through lane

South Windsor - STC# 132-0803-01

1. Approve the installation of a traffic control signal at the intersection of Rt. 194 (Sullivan Ave.) and Rye St.
2. Approve lane-use control on Rt. 194 (Sullivan Ave.) at Rye St.:

Rt. 194 EB: A through lane
A through lane
A left-turn lane

Stamford - STC# 135-0806-01

That a traffic control signal not be installed at the intersection of Rt. 137 (High Ridge Rd.) and Dunn Ave. at this time.

Stonington - STC# 137-0806-01

That the "No Parking Any Time" zone on the north side of Rt. 1 in the vicinity of Saint Patrick Church not be revised to a "Handicapped Parking" zone.

Tolland - STC# 142-0805-01

1. That a traffic control signal not be installed at the intersection of Rt. 30 (Crystal Lake Rd.) at Browns Bridge Rd. and Hunter Rd.
2. Approve the installation of a flashing beacon at the intersection of Rt. 30 (Crystal Lake Rd.) at Browns Bridge Rd. and Hunter Rd. upon completion of State Project 171-327.

Washington - STC# 150-0808-01

1. Rescind all previously approved parking regulations on the north side of Old Connecticut Route 25 from Special Service Road 479 to U.S. Route 202, a distance of approximately 425 feet (See Traffic Investigation Report No. 150-0805-01).
2. Approve a "No Parking Anytime" zone on the north side of Old Connecticut Route 25 in Washington from 10 feet east of utility pole SNET #619 easterly to 80 feet east of SNET #621, a distance of approximately 235 feet and wholly within the Town of Washington.

Waterford - STC# 152-0807-01

That a "No Turn on Red" sign not be installed on SB Rt. 85 at the Target and Waterford Common drives.

Waterford - STC# 152-0807-02

That no change be made to the passing zones on Rt. 1 (Boston Post Rd.) in the vicinity of House #511.

West Haven - STC# 156-0807-01

1. That Recommendation Nos. 2 and 3 of Traffic Investigation Report No. 156-0610-02 be rescinded.
2. Approve the following lane-use control at the intersection of Rt. 162 at Sawmill Rd.:

WB Rt. 162: A through lane
A through lane
An exclusive left-turn lane

3. Approve the following lane-use control at the intersection of Rt. 162 at Allings Crossing Rd./Drive to St. Louis Church:

WB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

EB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

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4. MAJOR TRAFFIC GENERATORS

a. Bridgeport - STC# 015-0805-01

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of Derecktor Shipyards.

a. Bridgeport - STC# 015-0805-01 - Contd.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to the Bridgeport Port Authority for the 69,115-square-foot expansion of Derecktor Shipyards, for a total of 174,592 square feet gross floor area ship building facility with 404 parking spaces, located on the west side of Seaview Avenue in the City of Bridgeport, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are referenced to the following plan prepared by TPA Design Group:

- A. "Overall Site Plan, Derecktor Shipyards, 837 Seaview Avenue, Bridgeport, Connecticut," Drawing No. OS-1, dated June 5, 2008 and revised August 8, 2008.
 - B. "Roadway Plan, Derecktor Shipyards, 837 Seaview Avenue, Bridgeport, Connecticut," Drawing No. STC-1, dated June 5, 2008 and revised August 8, 2008.
 - C. "Roadway Plan, Derecktor Shipyards, 837 Seaview Avenue, Bridgeport, Connecticut," Drawing No. STC-2, dated June 5, 2008 and revised August 8, 2008.
- 1. That Traffic Investigation Report (TIR) No. 015-9103-01 be rescinded.
 - 2. That Condition No. 1 of STC Certificate No. 1121-A (TIR No. 015-0108-01) for the Derecktor Shipyards be rescinded.
 - 3. That all of the other conditions of TIR No. 015-0108-01 remain in effect.
 - 4. That intersection sight distances be provided and maintained from the site driveway on Seaview Avenue, opposite Beardsley Street, as shown on referenced plans "B" and "C."
 - 5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 015-0805-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 - 6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Farmington - STC# 051-0807-02

Mr. Patrick I. Onwuazor presented the staff report on the request to revise the conditions of Traffic Investigation Report No. 051-0610-03, approved March 18, 2008, for the expansion of the UConn Health Center - Munson Road Facility.

Upon motion of Commissioner Danaher, seconded by Deputy Commissioner Herman, it was voted that the conditions of State Traffic Commission's (STC) Traffic Investigation Report No. 051-0610-03 approved March 18, 2008 be revised as indicated below.

1. That Condition No. 9 of Traffic Investigation Report No. 051-0610-03 which required that a bond be posted and maintained in the amount of \$250,000 prior to the issuance of a Certificate be rescinded.
2. That all other conditions of Traffic Investigation Report No. 051-0610-03 remain in effect.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Hebron - STC# 066-0807-02

This item was removed from the agenda prior to the meeting.

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d. Oxford/Middlebury - STC# 174-0711-01

Ms. Marissa L. Washburn presented the staff report on the Application for Certificate filed for Technology Park.

Upon motion of Commissioner Danaher, seconded by Deputy Commissioner Herman, it was voted that, pending receipt of concurrence from the Town of Southbury, the State Traffic Commission (STC) issue a certificate to Pilot's Mall, LLC for the Oxford/Middlebury Technology Park, a 152,920-square-foot gross floor area development with 582 parking spaces, located on SSR 486 (Airport Access Road), Benson Road, and Donovan Road in the Towns of Oxford and Middlebury, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The requirements refer to the attached plans:

- A. "Overall Site Plan," Sheet No. SP-1, prepared by Smith & Company Surveyors and Engineers, dated November 5, 2007, last revised July 7, 2008.

d. Oxford/Middlebury - STC# 174-0711-01 - Contd.

- B. "Site Plan," Sheet No. SP-7, prepared by Smith & Company Surveyors and Engineers, dated November 5, 2007, last revised March 28, 2008.
 - C. "Signage and Pavement Marking Plan," Sheet No. 1, prepared by Wilbur Smith Associates, dated July 30, 2008.
 - D. "Signage and Pavement Marking Plan," Sheet No. 2, prepared by Wilbur Smith Associates, dated July 30, 2008.
 - D. "Signage and Pavement Marking Plan," Sheet No. 3, prepared by Wilbur Smith Associates, dated July 30, 2008.
 - E. "Signage and Pavement Marking Plan," Sheet No. 4, prepared by Wilbur Smith Associates, dated July 30, 2008.
1. That the site driveways on SSR 486 (Airport Access Road) and Benson Road be constructed in substantial conformance with the referenced plans.
 2. That SSR 486 (Airport Access Road) be widened in the vicinity of the Lot 1 Driveway to provide for an exclusive left-turn lane and two through lanes eastbound and a combination through and right-turn lane westbound as shown on the referenced plans.
 3. That SSR 486 (Airport Access Road) be widened in the vicinity of Technology Drive to provide for an exclusive left-turn lane and two through lanes eastbound and a combination shared through and right-turn lane westbound as shown on referenced plans.
 4. That Route 188 (Strongtown Road) be widened in the vicinity of the I-84 eastbound Exit 16 ramps to provide for an exclusive right-turn lane and through lane in the northbound direction and an exclusive left-turn lane and through lane in the southbound direction as shown on the referenced plans.
 5. That all roadway and drainage improvements within the State right-of-way be subjected to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
 6. That the guide rail affected by improvements noted in Conditions 2 and 4 be revised in a manner satisfactory to the Department of Transportation's (Department) District 4 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with the current Department design standards, regrading, and installation of appropriate end treatments.
 7. That all work on roadways that are owned and maintained by the Towns of Oxford and Middlebury be performed in conformance with the standards and specification of the Towns.

d. Oxford/Middlebury - STC# 174-0711-01 - Contd.

8. That 621 feet of intersection sight distance to the east and west be provided and maintained from the Lot 1 Driveway and Technology Drive along SSR 486 (Airport Access Road) measured at a point 15 feet back from the edge of roadway.
9. That intersection sight distances be provided and maintained from Science Drive along Benson Road as shown on the referenced plan B.
10. That a stop sign and stop bar be installed on Science Drive at Benson Road in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That a traffic signal be installed on Route 188 (Strongtown Road) at SSR 486 (Airport Access Road).
12. That a traffic signal be installed on Route 188 (Strongtown Road) at the I-84 Exit 16 eastbound ramps.
13. That a traffic signal be installed on Route 188 (Strongtown Road) at Benson Road and North Benson Road.
14. That signs and pavement markings on SSR 486 (Airport Access Road), Route 188 (Strongtown Road), and Benson Road be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
16. That the approach grades on the site driveways not exceed three percent within 50 feet of the SSR 486 (Airport Access Road) curb line.
17. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
18. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,200,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 174-0711-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
19. That prior to the issuance of a Certificate, all breaks in the Non-Access Line along SSR 486 (Airport Access Road) be approved by the Department.

d. Oxford/Middlebury - STC# 174-0711-01 - Contd.

20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 174-0711-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Windsor/Bloomfield - STC# 171-0807-02

Mrs. Jennifer G. Babowicz presented the staff report on the request to operate The Hartford at Griffin Center without full compliance with the conditions of Certificate No. 318-I.

Commissioner Danaher questioned whether the applicant concurred with the condition to require police officers. Mrs. Babowicz confirmed that the applicant did agree with the condition.

Deputy Commissioner Herman further questioned who was responsible for ensuring that all the conditions were met, including the installation of the signal. Ms. Cabelus noted that a check list accompanies the Certificate, of which the Town and the State confirm that the items within their respective jurisdiction have been completed.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) allow Hartford Life Insurance Company to operate The Hartford at Griffin Center without full compliance with the conditions of STC Certificate No. 318-I, based on the following conditions.

1. That the owner of the development be permitted occupancy of up to 343,555 square feet of the 457,656-square-foot office building within the development without satisfying Condition No. 11 as reflected in Traffic Investigation Report No. 171-0702-01.
2. That the applicant provide uniformed town police officers for traffic control at the intersection of Day Hill Road at the site drive until such time that Condition No. 11 of Traffic Investigation Report No. 171-0702-01 is completed. The Town of Windsor and/or the STC shall determine the need for and level of police coverage required.
3. That the traffic signal installation on Day Hill Road at the site drive, as required under Condition No. 11 of Traffic Investigation Report No. 171-0702-01, be completed by October 21, 2008.

e. Windsor/Bloomfield - STC# 171-0807-02 - Contd.

4. That all remaining conditions of Certificate Nos. 318-H (Traffic Investigation Report No. 171-0702-01) and 318-I (Traffic Investigation Report No. 171-0707-01) remain in effect.
5. That this approval shall not become effective until a copy of Traffic Investigation Report No. 171-0807-02 has been recorded on the municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. Enfield - STC# 048-0805-02

Mr. Gregory Palmer presented the staff report on the Application for Certificate filed for Hazard Trade Mart Center.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to Karios Properties, LLC, for 155 Hazard Trade Mart Center, a 84,983-square-foot gross floor area mixed-use development with 414 parking spaces, located on the north side of Route 190 (Hazard Avenue) in the Town of Enfield, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans, prepared by Gary B. LeClair, LLC entitled:

- A. "Overall Plan," Sheet No. 1 of 2, dated May 5, 2008 and last revised July 21, 2008.
 - B. "Roadway Plan," Sheet No. 2 of 2, dated May 5, 2008 and last revised July 21, 2008.
1. That the site driveway on Route 190 (Hazard Avenue) be constructed in substantial conformance with the referenced plans.
 2. That intersection sight distances be provided and maintained from the site driveway on Route 190 (Hazard Avenue) as shown on the referenced plans.
 3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.

f. Enfield - STC# 048-0805-02 - Contd.

4. That the pavement markings and signing on Route 190 be revised to provide an eastbound left-turn only lane as shown on the referenced plans.
5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
6. That a traffic signal be installed on Route 190 (Hazard Avenue), at the site driveway. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of 155 Hazard Trade Mart Center. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of 155 Hazard Trade Mart Center for all the actual costs. The owner of 155 Hazard Trade Mart Center will pay for the electricity to operate the signal.
7. That signs and pavement markings on Route 190 (Hazard Avenue) be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
8. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
9. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 190 (Hazard Avenue) and the site driveway prior to the issuance of an encroachment permit. Right of Way File No. 48-000-071
10. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
11. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$100,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 048-0805-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 048-0805-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

f. Enfield - STC# 048-0805-02 - Contd.

13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. West Hartford - STC# 155-0806-03

Mr. Gregory Palmer presented the staff report on the Application for Certificate filed for the expansion of St. Mary Home (Mercyknoll).

Commissioner Danaher recused himself, as he had a conflict of interest in voting on this item.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Mercyknoll, Incorporated for the 92,889-square-foot expansion of Mercy Community Health Campus, for a total 730,929-square-foot gross floor area continuing care facility with 569 parking spaces, located on the south side of Route 44 (Albany Avenue) and the west side of Steele Road in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans, prepared by BSC Group, entitled:

- A. "Overall Site Plan," Sheet No. 1 of 6, dated June 10, 2008.
 - B. "Roadway Plan," Sheet No. 4 of 6, dated June 10, 2008.
 - C. "Roadway Plan," Sheet No. 5 of 6, dated June 10, 2008.
 - D. "Roadway Plan," Sheet No. 6 of 6, dated June 10, 2008.
1. Rescind Condition Nos. 1 and 2 of Traffic Investigation Report No. 155-9709-01 approved October 21, 1997, for the Saint Mary Home at 2021 Albany Avenue (Route 44) in the Town of West Hartford.
 2. That the site driveway on Steele Road located opposite Stratford Road be constructed in substantial conformance with the referenced plans.
 3. That the geometry and location of the existing site driveway on Route 44 (Albany Avenue) remain as shown on the referenced plans.

g. West Hartford - STC# 155-0806-03 - Contd.

4. That the geometry and location of the existing site driveways on Steele Road north of Stratford Road and north of Trumbull Lane, remain as shown on the referenced plans.
5. That intersection sight distances be provided and maintained from the site driveways on Route 44 (Albany Avenue) and Steele Road as shown on the referenced plans.
6. That the signs and pavement markings within the site driveway on Steele Road, located opposite Stratford Road, be installed and maintained as shown on the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0806-03, together with Certificate No. 1347 previously issued October 21, 1997 with Traffic Investigation Report No. 155-9709-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. Shelton - STC# 126-0805-01

This item was removed from the agenda prior to the meeting.

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i. Trumbull - STC# 144-0712-02

Ms. Catherine A. Watras presented the staff report on the Application for Certificate filed for the expansion of Trefoil Corporate Center (75 Corporate Drive).

The Commission members asked for clarification on the driveway locations along Route 111, of which Ms. Watras responded, noting where they were on the plans.

Deputy Commissioner Herman also asked the reason behind separating the two parcels which were originally certified together some time ago. Ms. Cabelus stated that, for administrative reasons, since the parcels were not contiguous, they would be broken out and given separate certificate numbers.

i. Trumbull - STC# 144-0712-02 - Contd.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to 75 Corporate Drive, LLC, HHB Enterprises, LLC, Jeffrey Wright, Robert J. Wright III, and Scott A. Wright for a 6,726-square-foot expansion to the Trefoil Corporate Center which will result in a total 515,760-square-foot gross floor area office park with 1,650 parking spaces, located on the east side of Route 111 (Monroe Turnpike) in the Town of Trumbull, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans prepared by Spath-Bjorklund Associates, Inc. entitled:

- A. "Overall Layout Plan, Trefoil Park North, prepared for 75 Corporate Drive, LLC, Corporate Drive, Trumbull, Connecticut," Sheet 1/2, dated February 14, 2008 and last revised July 24, 2008.
 - B. "Data Accumulation Plan, Depicting Existing & Proposed Conditions, prepared for R.D. Scinto, Monroe Turnpike - CT Route 111, Trumbull, Connecticut," Sheet 2/2, dated June 20, 2008 and revised July 24, 2008.
 - C. "Site Plan, 75 Corporate Drive, Trumbull, Connecticut, prepared for 75 Corporate Drive, LLC," Sheet S-1, dated September 18, 2007 and last revised March 18, 2008.
- 1. That all conditions of Certificate No. 599, 599-A, 599-B, and 599-C remain in effect.
 - 2. That the proposed site drive on Corporate Drive be constructed in substantial conformance with the referenced plans.
 - 3. That the existing site driveways on Route 111 (Monroe Turnpike) and Corporate Drive be located and reflect the geometry and traffic controls in substantial conformance with the referenced plans.
 - 4. That 700 feet of intersection sight distance to the north and 700 feet of intersection sight distance to the south be provided and maintained from the site driveways at 132 Monroe Turnpike, 140 Monroe Turnpike, and Lot 9 Corporate Drive along Route 111 (Monroe Turnpike).
 - 5. That intersection sight distances be provided and maintained from the site driveways on Corporate Drive as shown on the referenced plans.
 - 6. That signs and pavement markings on the site driveways on Route 111 (Monroe Turnpike) and Corporate Drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

i. Trumbull - STC# 144-0712-02 - Contd.

7. That the pavement markings on Route 111 (Monroe Turnpike) be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
8. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That all work on roadways that are owned and maintained by the Town of Trumbull be performed in conformance with the standards and specifications of the Town.
11. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$20,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 144-0712-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the permit review process.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 144-0712-02, together with Certificate No. 599 previously issued May 22, 1986 with Traffic Investigation Report No. 144-8509-01, Certificate No. 599-A previously issued May 17, 1988 with Traffic Investigation Report No. 144-8804-03, Certificate No. 599-B previously issued January 17, 1990 with Traffic Investigation Report No. 144-8909-01, and Certificate No. 599-C previously issued May 21, 1996 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance. (NOTE: Subsequent to the meeting, it was discovered that Certificate No. 599-C had already been recorded on the land records. The owner was notified, and that certificate was eliminated as a recording requirement.)
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. Wallingford - STC# 148-0803-01

Ms. Catherine A. Watras presented the staff report on the Application for Certificate filed for the expansion of Ashlar Village, Inc. - Masonic Healthcare Center.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to Masonic Healthcare Center for the 89,155-square-foot expansion, for a total 1,563,323-square-foot gross floor area residential and healthcare center with 1,452 parking spaces, located on Cheshire Road and Route 150 (Masonic Avenue) in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Composite Site Plan Ashlar Village and Masonic Healthcare Center, Masonic Avenue, Wallingford, Connecticut" Sheet No. 1 of 3 dated June 13, 2008 and last revised July 17, 2008 prepared by Milone & MacBroom.
 - B. "Parking Plan, Masonic Healthcare Center, Masonic Avenue, Wallingford, Connecticut" Sheet No. 2 of 3 dated July 7, 2008 and last revised July 17, 2008 prepared by Milone & MacBroom.
 - C. "Site Intersection Photographs, Ashlar Village and Masonic Healthcare Center, Masonic Avenue, Wallingford, Connecticut" Sheet No. 2 of 2 dated June 13, 2008 and prepared by Milone & MacBroom.
1. That the conditions of Certificate Nos. 877, 877-A, 877-B, 877-C, and 877-D remain in effect.
 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0803-01, together with Certificate No. 877-B previously issued October 17, 2006 with Traffic Investigation Report No. 148-0609-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. Southington - STC# 131-0806-01

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for South End Municipal-Educational Complex.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Southington for South End Municipal-Educational Complex, a 99,017-square-foot gross floor area mixed-use development, including a 49,438-square-foot school, a 14,559-square-foot recreation park, a 29,489-square-foot waste water treatment plant, a 4,349-square-foot drive-in theater, and a 1,182-square-foot water plant with 902 parking spaces located on South End Road in the Town of Southington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans entitled and dated as follows:

- A. "South End School, Site Plan Sheet" Drawing No. S-1, Sheet No. 1 of 1, prepared by Purcell Associates, dated June 2008.
- B. "South End School, Plan Sheet" Drawing No. STC-1, Sheet No. 1 of 2, prepared by Purcell Associates, dated June 2008.
- C. "South End School, Plan Sheet" Drawing No. STC-2, Sheet No. 2 of 2, prepared by Purcell Associates, dated June 2008 and last revised August 6, 2008.

This recommendation is referenced to the following conditions:

- 1. That the site driveways on South End Road and Route 322 be located and reflect the geometry in substantial conformance with the referenced plans.
- 2. That intersection sight distances be provided and maintained from the site driveways on South End Road as shown on the referenced plans and in accordance with Town of Southington standards.
- 3. That intersection sight distances be provided and maintained from the drive-in theater site driveway on Route 322 as shown on the referenced plans, and that this driveway remains internally barricaded.
- 4. That the access drive to the former drive-in be subject to modification and STC approval should this site be developed in the future.
- 5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 131-0806-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

k. Southington - STC# 131-0806-01 - Contd.

6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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1. West Hartford - STC# 155-0806-02

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for the change in land use for West Hartford Place.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to ALDI, CT Division, Natick CT Realty Corp., and Home Depot USA, Inc., to allow for the establishment of a land-use change resulting in a decrease of 6,830 square feet of building area and a decrease of 21 parking spaces, for a total 263,170-square-foot gross floor area mixed-use development with 1,476 parking spaces, located on New Park Avenue in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

This recommendation is referenced to the plans entitled and dated as follows:

- A. "Overall Site Plan for STC," Sheet No. SP-0, prepared by BL Companies, dated December 3, 2007 and last revised July 08, 2008.

This recommendation is referenced to the following conditions:

1. That all conditions of Certificate No. 1210-A (Traffic Investigation Report No. 155-0103-01) and Certificate No. 1210 (Traffic Investigation Report No. 155-9311-01) remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0806-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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m. Windsor Locks - STC# 165-0805-01

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for American Honda Motor Parts Distribution Center - 65.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted that the State Traffic Commission (STC) issue a certificate to American Honda Motor Co., Inc. for American Honda Motor Parts Distribution Center-65, a 452,060-square-foot gross floor area distribution center with 260 parking spaces, located on Old County Road in the Town of Windsor Locks, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans entitled and dated as follows:

- A. "Overall Site Plan, Honda, American Honda Motor Co., Inc. Parts Distribution Warehouse Expansion, Windsor Locks, Connecticut," prepared by BVH Integrated Services, dated July 11, 2008.
- B. "Roadway Frontage Plan, prepared for American Honda Motor Co., Old County Road, Windsor Locks, Connecticut," RW-1, Sheet No. 1 of 1, prepared by F.A. Hesketh and Associates, Inc., dated May 12, 2008 and last revised July 14, 2008.

This recommendation is referenced to the following conditions:

1. That the northern site driveway on Old County Road be constructed in substantial conformance with the referenced plans.
2. That the southern site driveway on Old County Road be located and reflect the geometry in substantial conformance with the referenced plans.
3. That all work on roadways that are owned and maintained by the Town of Windsor Locks be performed in conformance with the standards and specifications of the Town.
4. That intersection sight distances be provided and maintained from the site driveways on Old County Road as shown on the referenced plans.
5. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of Windsor Locks to cover the costs of the work required on Old County Road.
6. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 165-0805-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

m. Windsor Locks - STC# 165-0805-01 - Contd.

7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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There being no further business before the Commission, Ms. Cabelus recommended that the meeting be adjourned.

Upon motion of Deputy Commissioner Herman, seconded by Commissioner Danaher, it was voted to adjourn at 10:35 a.m.

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Robert Ward
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
August 19, 2008
Minutes Compiled By:
Robbin L. Cabelus
Executive Director